



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Approve Plans and Specifications and Authorize Advertisement for Bids for the New Animal Services Facility, 500 South Guild Avenue

MEETING DATE: October 16, 2002

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve the plans and specifications for the above project and authorize advertising for bids.

BACKGROUND INFORMATION: At its June 19, 2002 meeting, City Council authorized the City Manager to execute a professional services agreement with George Miers & Associates for completion of construction design documents and construction administration services for a new

Animal Services Facility. This work is near completion and the next project phase is bidding and construction of the facility.

The City Council is being asked to approve the plans and specifications and authorize advertising for bids for the project, which includes the construction of an approximately 19,000-square-foot building; associated electrical, mechanical, utility, site preparation and landscape work; curb, gutter and sidewalk; and demolition and replacement of streets as required. The building includes 3 dog quarantine kennels, 27 indoor/outdoor dog kennels, 6 dog adoption rooms, 2 cat holding rooms, 2 cat adoption rooms, required areas for care and treatment of animals, and staff work areas. A prequalification process is included to determine eligible bidders and ensure contractors have the necessary experience to perform the work. The new facility will be located on City-owned property on Guild Avenue.

The plans and specifications need to be processed through the plan check review before the building permit can be issued. Bidding for construction is anticipated to take place in January 2003.

Staff will be prepared to respond to any questions Council may have during the meeting and will be available to further describe the components of the project. A rendering of the building façade, site and floor plans will also be available.

The plans and specifications are on file in the Public Works Department.

FUNDING: This project will be funded by the General Fund Capital Fund through financing per the current budget document (Page 37). A request for appropriation of funds will be made at contract award.

Construction Estimate: \$3,900,000

Planned Bid Opening: January 2003

Richard C. Prima
Public Works Director

Jerry Adams
Chief of Police

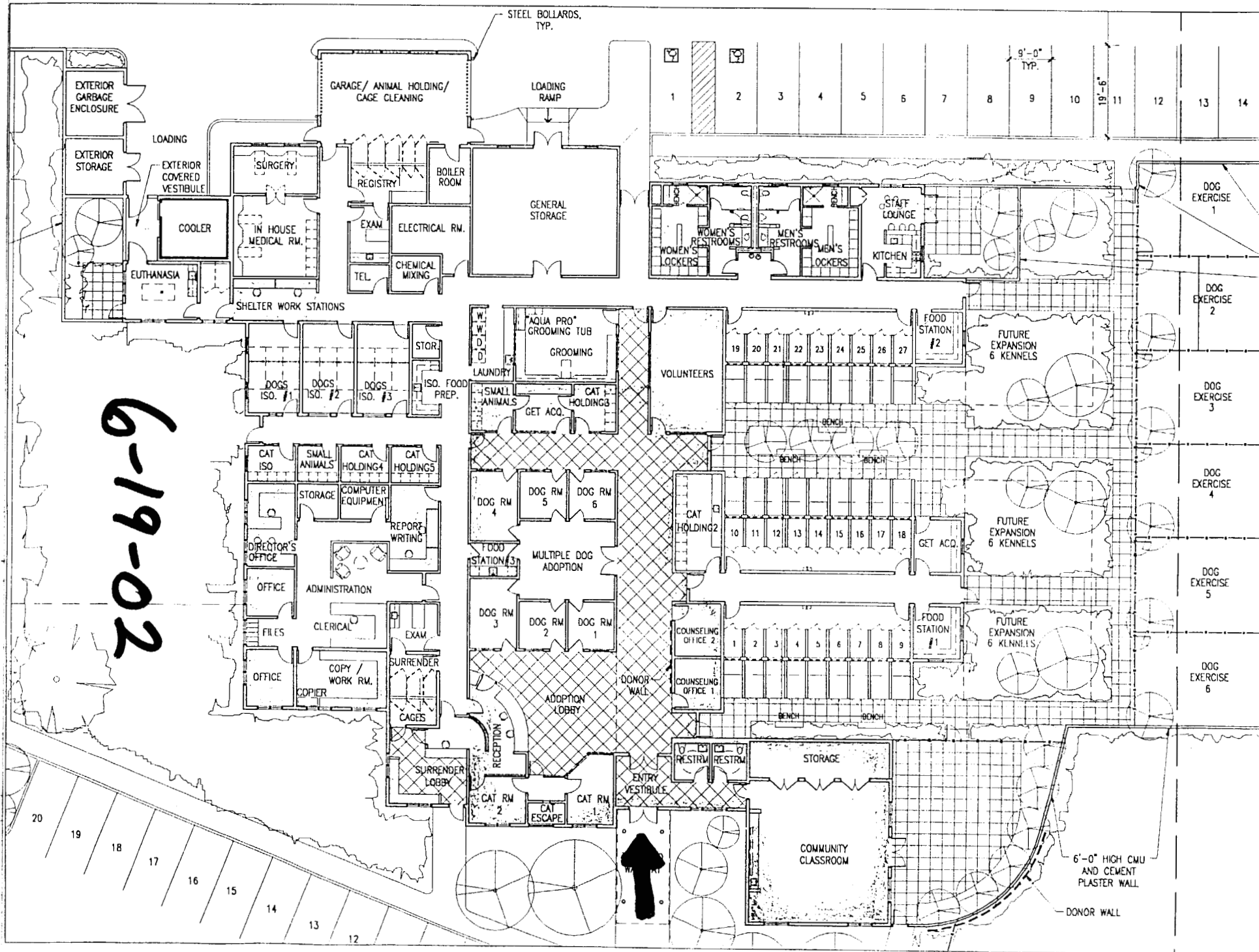
Prepared by Gary Wiman, Project Manager
RCP/GW/lm

cc: Joel Harris, Purchasing Officer
Gary Wiman, Project Manager
Animal Shelter Task Force

APPROVED: _____

H. Dixon Flynn - City Manager

6-19-02



GEORGE MEERS
& ASSOCIATES
Architects/Engineers
1100 Market Street, Suite 100
San Francisco, CA 94102
(415) 774-2000
(415) 774-2001 Fax

LODI ANIMAL SERVICES
LODI, CA. 95240

PROJECT NO. 00-000000
SHEET NO. 00-000000
DATE 10/01/00

SITE PLAN
SCALE: 1" = 20'-0"
DATE: OCTOBER 11, 2002
SHEET: A1



LODI AVENUE

RAILROAD R.O.W.

RAILROAD R.O.W.

PG&E EASEMENT

WAREHOUSE

DOCKS

GUILD AVENUE

TRANSFORMER STAGING
PAINT
SHOPS

PHASE I LIMIT OF CONSTRUCTION

PARKING: 100

TRANSFORMER STAGING

GEORGE MERS
ARCHITECTS
Interior Design
17100 Avenue 24, Suite 200
San Diego, CA 92128
TEL: 619-594-1100
FAX: 619-594-1101

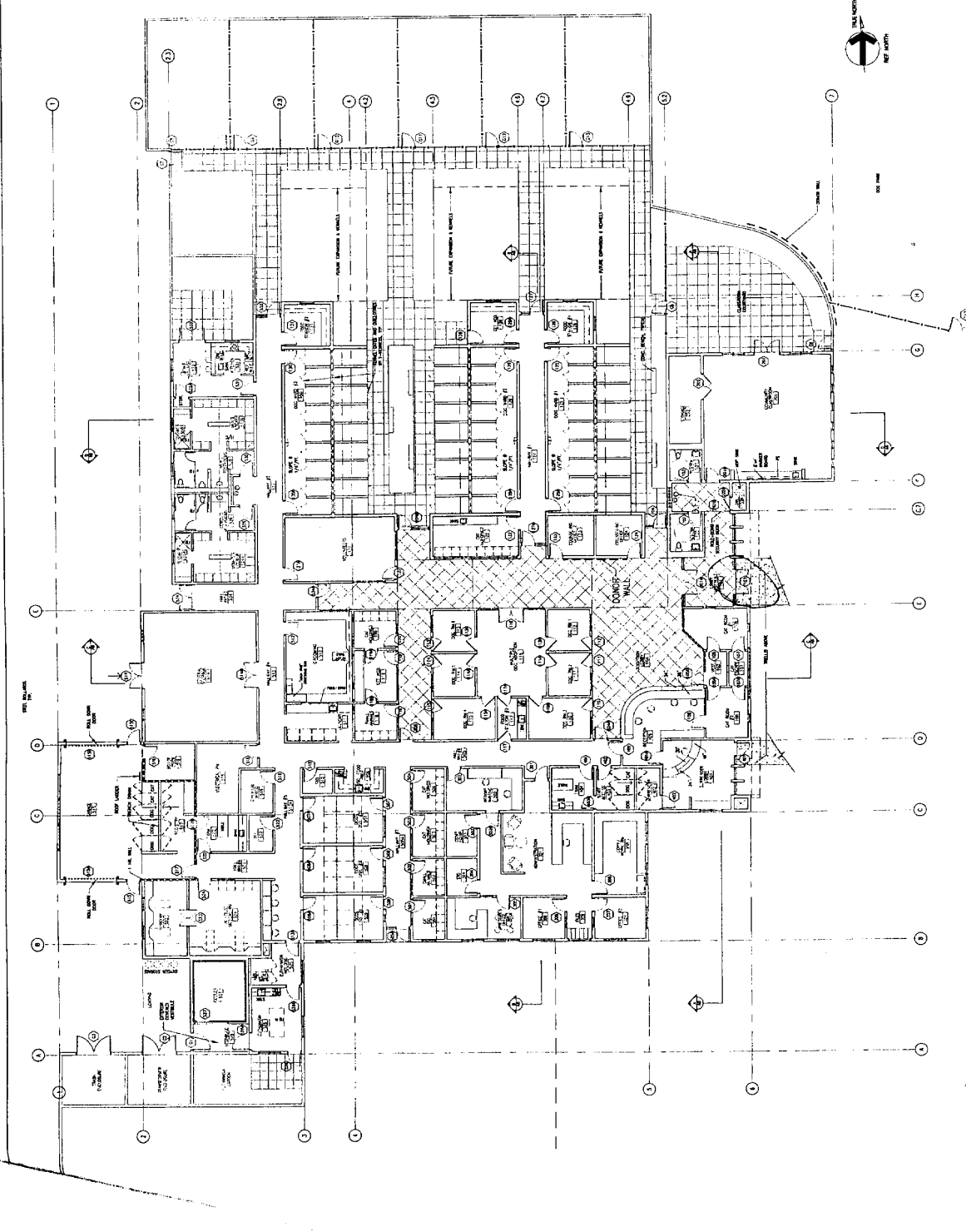
Lodi, CA 95240

Lodi Animal Services

PROJECT NO.	1000000000
DATE	10/01/2002
BY	GM
CHECKED BY	GM
DATE	10/01/2002
PROJECT TITLE	Lodi Animal Services

FLOOR PLAN	PHASE I
SCALE	1/8" = 1'-0"
DATE	10/01/2002
BY	GM
CHECKED BY	GM
DATE	10/01/2002
PROJECT TITLE	Lodi Animal Services

A2



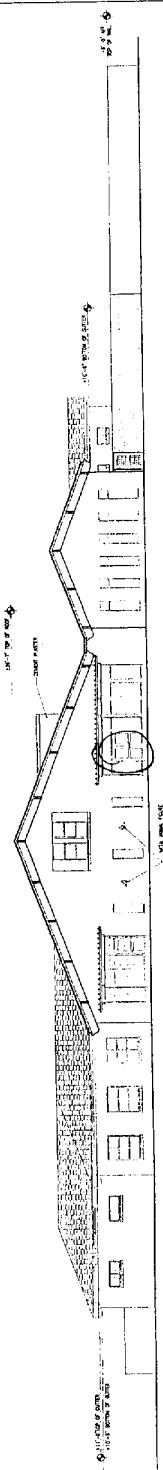
GEORGE MEERS
& ASSOCIATES
Architects
Interior Design
11800 Wilshire Blvd., Suite 100
Los Angeles, CA 90025
Phone: (310) 205-1100
Fax: (310) 205-1101

LODI ANIMAL SERVICES

LODI, CA. 95240

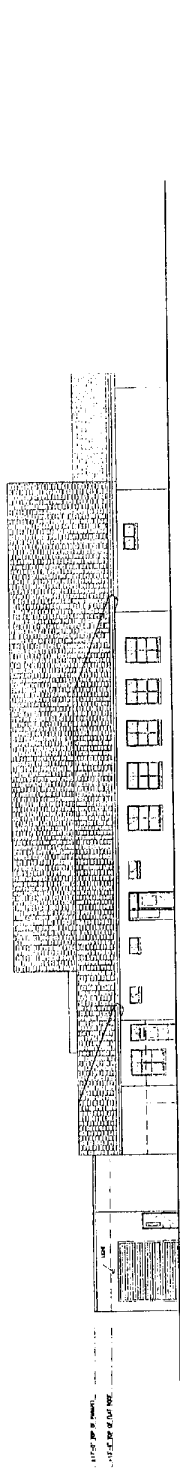
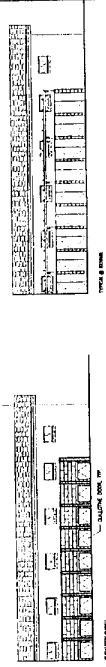
DATE	10/01/2002
BY	AS
FOR NO.	131
SCALE	1/8" = 1'-0"
PROJECT TITLE	LODI ANIMAL SERVICES
ARCHITECT	GEORGE MEERS & ASSOCIATES
DATE	10/01/2002
BY	AS
FOR NO.	131
SCALE	1/8" = 1'-0"
PROJECT TITLE	LODI ANIMAL SERVICES
ARCHITECT	GEORGE MEERS & ASSOCIATES

A3



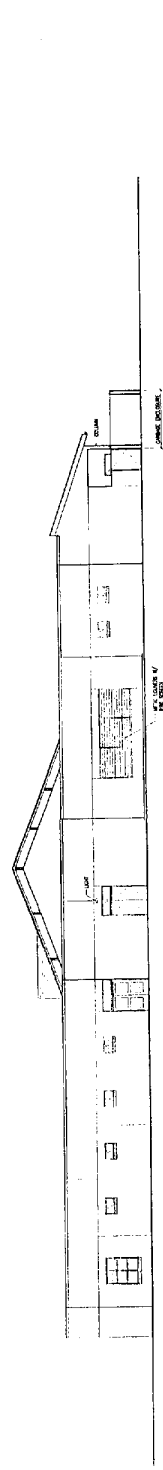
EAST ELEVATION

SCALE 1/8" = 1'-0"



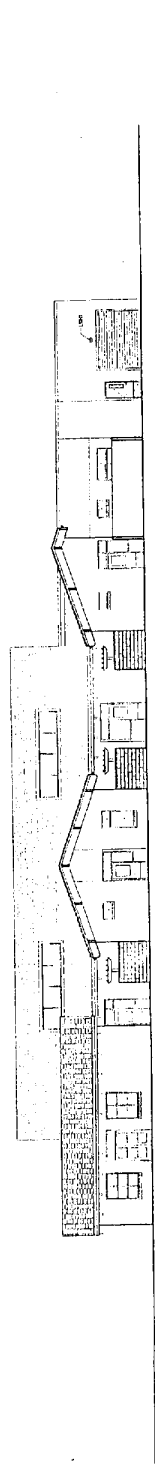
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"



NORTH ELEVATION

SCALE 1/8" = 1'-0"

1-1

Jennifer Perrin

From: John E. Johnson, CFA [john@johnejohnson.com]
Sent: Wednesday, October 16, 2002 10:00 AM
To: Philip Pennino; Susan Hitchcock - PacBell; Keith Land; Emily Howard; Alan Nakanishi
Cc: Susan Blackston; Tom Alexander; Bob Johnson; Dixon Flynn; Dixon Flynn
Subject: Tonight's item regarding the animal shelter

First, let me say that if the Lodi Sports Foundation could be represented at tonight's meeting that we would. However, because of prior commitments we cannot. As such, I would appreciate it if you would consider the statement below when making your decision tonight.

We understand that on tonight's agenda there is an item regarding the animal shelter and the approval of plans as well as the beginning of the bid process for that project. While we have nothing against the animal shelter, we would suggest that the Council put the brakes on this project so that it and all of the other capital projects can be evaluated and prioritized. We can all agree that the California budget deficit will impact Lodi and that funds for projects may not be available as we once thought. As such, doesn't it make sense that all projects get put on the table and prioritized rather than moving ahead with the first available? With no disrespect to the animal shelter, the indoor sports center, DeBenedetti Park and the swim complex are much larger in scope and have just taken longer to design not to mention that they have been a priority for the City for much much longer than the animal shelter. In voting tonight, please consider that funds may become tight, borrowing may not be available and other projects are more important to the City than the animal shelter.

John E. Johnson, Chairman
Lodi Sports Foundation
PO Box 608
Lodi, CA 95241
209-369-1451

10/16/2002

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Jennifer Perrin

From: Sue Pixler [pixlers@lodinet.com]
Sent: Wednesday, October 16, 2002 7:28 AM
To: Susan Blackston; Alan Nakanishi; Philip Pennino; Susan Hitchcock; Emily Howard; Keith Land
Cc: Joel Arbuckle
Subject: Clarification re vets and shelter

Dear Councilmembers,

As with many things done at the last minute, I feel I should clarify my statement about the meeting the task force had with the veterinarians last year. Although there was no formal vote, the unanimous consensus was that the vets in attendance supported a small medical space to be included in the new shelter facility, so long as it was limited to medical services to be provided only to shelter animals. The following is a corrected version of my previous letter.

Dear Respected Councilmembers:

I apologize for taking your time on this last minute issue regarding approval of the animal shelter construction plans. I will be brief, although perhaps disorganized at this eleventh hour. It has come to my attention that a group of veterinarians has written a letter to the Council and City staff regarding concerns about the shelter plans. While I have the utmost admiration and respect for our local vets, I believe that they are misinformed about the capital project that is before the Council tomorrow night. Please note the following:

- The task force was formed over two years ago, and applications were posted publicly.
- Task force meetings are public, and are posted pursuant to legal requirements.
- Dr. Elaine Dornton, a local veterinarian who also contracts with the shelter for vet services, and nationally recognized speaker on issues such as coalitions of veterinarians, shelters and rescue groups, among other topics, has been on the task force since its inception.
- Task force members have visited (on special tours by shelter administrators in most cases) numerous Northern California municipal and privately funded shelters, including but not limited to, Antioch City (architect, George Meirs), Oakland City (architect, George Meirs), Marin County (30 years old, architect unknown), East County Shelter (Alameda County), Petaluma City shelter, Sonoma County Shelter, Oakland SPCA (George Meirs), San Francisco SPCA (architect, ACES), Tri-Valley SPCA (George Meirs), North Tahoe (private) Shelter, Santa Barbara County Shelter, Santa Barbara DAWG Shelter (privately funded but takes only County Shelter dogs).
- Dr. Dornton has worked with UCD Shelter Medicine vets, who visited Lodi's existing shelter and provided advice re shelter medical facilities.
- ALL local area veterinarians were invited to a meeting regarding medical issues for a new shelter over one year ago. It was well attended, lasted almost two hours, and the issue of including a small medical area within the shelter was discussed in detail. The meeting concluded with the UNANIMOUS AGREEMENT OF ALL VETS ATTENDING IN FAVOR OF INCLUDING A VETERINARY AREA IN THE SHELTER PLANS, SO LONG AS SERVICES TO BE PERFORMED WERE LIMITED TO SHELTER ANIMALS, AND NOT THOSE OF THE GENERAL PUBLIC. Many of the same veterinarians are apparently represented by the current group raising the same issue.
- The current shelter footprint is IDENTICAL to that approved by council earlier this spring. This "concept plan" included the small veterinary medicine area. No one spoke against the plan.
- This vet area is SMALL. It does not have capacity for volume.
- State law requires that local shelters provide PROMPT MEDICAL CARE for treatable injured or ill SHELTER ANIMALS.
- Only three local veterinarians currently contract to provide veterinary services to the Lodi Shelter, only two provide early spay/neuter for the shelter animals.
- Transporting animals to outside vet clinics requires that enough transport staff are on duty and that enough outside vets agree to promptly take on such services.
- Many veterinarians are concerned about caring for shelter animals as they have a higher degree of contagious illnesses and their medical histories are unknown.
- Last week, at the duly noticed task force meeting, Beth Klapstein, DVM spoke as president of the Northern California Veterinary Association. She said that some of her

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members had expressed concerns to her which she was requested to bring to the task force. The task force had been advised, and Dr. Klapstein believed, that other vets would be attending. No one else did (except, of course, for Dr. Dornton.) The only concerns raised were that the shelter "clinic" would at some point in the future begin providing services to the public, thus becoming competition to the local vets. As discussed at the 2001 vet meeting, and again last week, we reassured her that that is not a plan, that the facility is too small to perform such work, and that the issue is really an OPERATIONS ISSUE, and can be addressed in the future should such proposals ever be presented to council. I was thus quite surprised to hear about new concerns apparently never raised in the long history of planning this project. I was even more surprised that the issues do not truly relate to the design, but to the services that have yet to be determined.

These are only some of the facts that should support your vote to approve the plans at this time. The plans are ready, and even if this issue requires additional discussion, it can be handled through project team meetings. (No one is asking the City to INCREASE the medical space, thus no there should be no expensive change orders.) As was noted by Council when you approved the concept plans: the plans are well-thought out and contain significant cost containment factors. Hopefully, Mayor Pennino will allow me to answer any questions you may have at the Council Meeting tomorrow night.

Respectfully,
Sue Pixler
Task Force member

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Susan Blackston

From: Susan Blackston
Sent: Monday, October 14, 2002 1:01 PM
To: 'lise Forbes'
Cc: City Council; Dixon Flynn; Randy Hays; David Main
Subject: RE:

Dear Élise Forbes:

This reply is to confirm that your message was received by the City Clerk's Office and each member of the City Council. In addition, by copy of this e-mail, we have forwarded your message to the following departments for information, referral, or handling: 1) City Manager, 2) City Attorney, and 3) Police Department.

/s/ Susan J. Blackston, City Clerk

-----Original Message-----

From: lise Forbes [mailto:eseforbes@hotmail.com]
Sent: Monday, October 14, 2002 11:53 AM
To: Susan Blackston
Subject:

Dear City Council Members;

I am writing in support of the new Animal Shelter.

As our community grows, the support services that benefit our entire community through volunteer services, such as Animal Friends Connection, are vitally important to all of us. Many studies have demonstrated the importance of pets in the lives of families and individuals. This organization has saved the lives of hundreds of animals by protecting them and finding them new homes. The importance of these animals in the lives of their new families cannot be over emphasized as those of you who have pets can understand.

The current animal shelter was built when our population was much smaller and has served the community for many years. It is long since time to expand the facilities for animals so that their presence can exert a warm and positive influence on our citizens.

Community support for this project is evidenced by the activities of the Animal Friends Connection and most importantly by all of the citizens who have benefited by these pets in their lives.

I once read that "a man can be measured by the way in which he treats his animals". Please consider this with a positive vote for this new animal shelter.

Sincerely,

Élise Forbes
132 S. Crescent Ave.
Lodi, Ca. 95240

MSN Photos is the easiest way to share and print your photos:
<http://photos.msn.com/support/worldwide.aspx>

1-1

Jennifer Perrin

From: rolf pinkwart [rolf1@jps.net]

Sent: Wednesday, October 16, 2002 2:46 PM

To: Susan Blackston; nakanishl@lodi.gov; Philip Pennino; hitchok@lodi.gov; howard@lodigov; Keith Land

Subject: new Lodi animal shelter

Ladies and Gentlemen, I understand that the plans for the new Lodi animal shelter have been approved. I also understand that the plans are such that the shelter would serve Lodi for many years to come. Please approve the funding for the shelter at your meeting this evening! Thank you for your consideration. Beverly Rolfe and Rolf Pinkwart 11 Blackberry Ct., Lodi, CA 95242

10/16/2002

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filed 10-16-02

October 14th, 2002

To: Lodi City Council
From: Lodi Area Veterinarians
Subject: BLUEPRINTS OF THE NEW LODI ANIMAL SHELTER

The Lodi veterinary community feels we have had inadequate time to respond to the final form of the blueprints for the new Animal Control facility. Everyone agrees we need a new facility but we feel we can help to improve the efficiency of the plan, address concerns of the veterinary community, and help reduce the expenditure of the project.

We are willing to donate our time to refine this proposed plan. We will form a committee of local veterinarians to assist the Task Force and to help address the needs of the Lodi Animal Shelter.

Jeffery, DVM
Lubos, on Canaan DVM
Jim Valiga
Jim [unclear] DVM
John V. DiBolsa, DVM.
Richard Jones DVM
Luth Ahmuth, DVM
Barbara A. Shields, DVM

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
SUSAN HITCHCOCK
Mayor Pro Tempore
EMILY HOWARD
KEITH LAND
ALAN S. NAKANISHI

CITY OF LODI
PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710
EMAIL pwdept@lodi.gov
<http://www.lodi.gov>

H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

October 8, 2002

Animal Shelter Task Force - *Mailing list attached*

SUBJECT: Approve Plans and Specifications and Authorize Advertisement for Bids for
the New Animal Services Facility, 500 South Guild Avenue

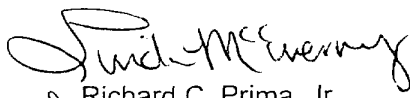
Enclosed is a copy of background information on an item on the City Council agenda of
Wednesday, October 16, 2002. The meeting will be held at 7 p.m. in the
City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a
Council Member requests discussion. The public is given an opportunity to address
items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council,
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the
mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's
card (available at the Carnegie Forum immediately prior to the start of the meeting) and
give it to the City Clerk. If you have any questions about communicating with the
Council, please contact Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Gary Wiman at 367-1140.


for Richard C. Prima, Jr.
Public Works Director

RCP/lm

Enclosure

cc: City Clerk

NCPS&A

DAUNIS BRADSHAW
1171 GREEN OAKS WAY
LODI CA 95240

JANETTE DE JONG
1200 S SUNSET DR
LODI CA 95240

ELAINE M DORNTON
22584 N DUSTIN RD
ACAMPO CA 95220

GRETCHEN NELSON
2050 EDGEWOOD DR
LODI CA 95242

LINDA S HANSEN
2928 APPLEWOOD DR
LODI CA 95242

SUSAN J PIXLER
109 N HUTCHINS ST
LODI CA 95240

BARBARA STEINHEIMER
1410 METTLER RD
LODI CA 95242

TERRI ARBUCKLE
LODI ANIMAL SHELTER